

**The City of Springfield, Ohio  
City Commission Regular Meeting Minutes  
Tuesday, May 11, 2021 – 7:00 p.m.  
City Hall Forum**

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The meeting was called to order by President Copeland. Roll call was answered by Mrs. Chilton, Mr. O'Neill, Mr. Rue, and Mr. Copeland. Dr. Estrop was absent.

The invocation was offered by Mr. Copeland, who then led the assembly in the Pledge of Allegiance.

On motion of Mr. Rue, seconded by Mr. O'Neill, members approved the minutes of the April 20 and 21, 2021, City Commission Retreat and the April 27, 2021, Public Hearings and Legislative Meeting as presented.

Yeas, Mrs. Chilton, Mr. O'Neill, Mr. Rue, and Mr. Copeland.

Yeas 4, Nays 0.

**FIRST READINGS—ORDINANCES**

The following legislation was read by title only for the first time and requires presentation at a second regular meeting before vote on passage:

**124-21      Authorizing the City Manager to enter into a Development Incentive Agreement (Single Family Residential Development) with Deborah M. Fitzpatrick to provide for water and sewer services to real property outside the City limits.**

**125-21      Authorizing the City Manager to enter into a contract for demolition services with Tony Smith dba Tony Smith Wrecking & Trucking for an amount not to exceed \$600,000.00.**

**126-21      Amending Ordinance No. 91-90, passed March 12, 1991, and commonly known as the Codified Ordinances of The City of Springfield, Ohio, by repealing and replacing Chapter 916 entitled *Use of Public Sewers*.**

Mrs. Chilton asked for Service Director Moore to explain what the proposed changes to Chapter 916 mean to Springfield businesses. Mr. Moore explained the changes would primarily meet the Ohio Environmental Protection Agency's requirements on state and federal code. In addition, the changes give larger industries an option to pay an average sewer bill each month making it easier to budget than fluctuating bills throughout the year.

~~~~~ Next regular City Commission meeting: May 25, 2021. ~~~~~

**SECOND READINGS—ORDINANCES**

The following legislation was presented for a second time:

**90-21      Ordinance No. 21-137: To amend the Sign District Overlay Map of Springfield, Ohio, as adopted in Ordinance No. 10-317, by amending 4.33 acres at 4440 Laybourne Road, Springfield, Ohio from Green Space Sign District to Commercial Highway Sign District.**

On motion of Mr. Rue, seconded by Mr. O'Neill, the ordinance was passed.

Yeas, Mrs. Chilton, Mr. O'Neill, Mr. Rue, and Mr. Copeland.

Yeas 4, Nays 0.

**91-21      Ordinance No. 21-138: To amend the Sign District Overlay Map of Springfield, Ohio, as adopted in Ordinance No. 10-317, by amending 9.81 acres at South Charleston Pike, Springfield, Ohio from Unassigned to Commercial Highway Sign District.**

On motion of Mr. Rue, seconded by Mr. O'Neill, the ordinance was passed.

Yeas, Mrs. Chilton, Mr. O'Neill, Mr. Rue, and Mr. Copeland.

Yeas 4, Nays 0.

**116-21      Ordinance No. 21-139: Authorizing the issuance of a purchase order for the purchase of one (1) Service Body and Hydraulic Crane, from Ace Truck Body for an amount not to exceed \$104,995.00.**

On motion of Mrs. Chilton, seconded by Mr. Rue, the ordinance was passed.

Yeas, Mrs. Chilton, Mr. O'Neill, Mr. Rue, and Mr. Copeland.

Yeas 4, Nays 0.

**117-21      Ordinance No. 21-140: Authorizing the purchase of one (1) SC802 Stump Grinder, from Vermeer Heartland, Inc., for an amount not to exceed \$45,359.00, through the Ohio Department of Administrative Services, pursuant to Ohio's Cooperative Purchasing Act in accordance with the provisions of Section 125.04 of the Ohio Revised Code.**

On motion of Mr. Rue, seconded by Mr. O'Neill, the ordinance was passed.

Yeas, Mrs. Chilton, Mr. O'Neill, Mr. Rue, and Mr. Copeland.

Yeas 4, Nays 0.

**26-15      Ordinance No. 21-141: Authorizing a reduction in the 2020 rent of the Berner Farms Cropland Lease Agreement in the amount of \$2,292.05.**

On motion of Mrs. Chilton, seconded by Mr. Rue, the ordinance was passed.

Yeas, Mrs. Chilton, Mr. O'Neill, Mr. Rue, and Mr. Copeland.

Yeas 4, Nays 0.

## **SECOND READING—ORDINANCE TABLED**

**92-21 Amending the Zoning Map of Springfield, Ohio by rezoning 0.5 acre at 908 West North Street, Springfield, Ohio from RS-5, Low-Density, Single-Family Residence District to CC-2, Community Commercial District.**

Mr. O'Neill asked staff for an update on the subject property's condition since the public hearing and first reading on April 25, 2021. Community Development Deputy Director Thompson stated the damaged light pole, parked vehicles, and trash in the alley discussed at the public hearing had been removed as of this date. Mr. O'Neill confirmed that he also saw the concerns were addressed by the applicant.

Mr. Rue agreed the conditions had been addressed but could return in the future.

Mr. Joe Lucas, 61 North Dixie Drive, Vandalia, spoke as the representative of the nearby Springfield Food Market at 936 West North Street. Mr. Lucas spoke on business competition issues if the property is rezoned and the size of lot.

Mr. Rue stated he proposed to table the rezoning request for further review of the impact on the neighborhood not the type of business operated at the location.

Mrs. Chilton noted that she would not vote in favor of tabling the request as the applicant had completed the improvements discussed and requested at the last meeting.

On motion of Mr. Rue, seconded by Mr. O'Neill, the ordinance was tabled until May 25, 2021.

Yeas, Mr. O'Neill, Mr. Rue, and Mr. Copeland. Nay, Mrs. Chilton.

Yeas 3, Nays 1.

## **RESOLUTION**

The following legislation was presented for the first time:

**127-21 Resolution No. 6118: Adopting the 2021-2022 Goals and Objectives as discussed at the 2021 City Commission Retreat.**

City Manager Heck noted progress reports would be provided on the goals and objectives during work sessions throughout the year including the five-year financial forecast.

Mr. Rue thanked citizens for voting for the income tax levy renewal.

On motion of Mr. Rue, seconded by Mr. O'Neill, the resolution was adopted.

Yeas, Mrs. Chilton, Mr. O'Neill, Mr. Rue, and Mr. Copeland.

Yeas 4, Nays 0.

## **EMERGENCY ORDINANCES**

The following emergency legislation was presented for the first time:

**12-21 Emergency Ordinance No. 21-142: Confirming purchases and the obtaining of services for the City and providing for payments therefor; and declaring an emergency therein.**

On motion of Mr. Rue, seconded by Mr. O'Neill, the ordinance was passed.

Yeas, Mrs. Chilton, Mr. O'Neill, Mr. Rue, and Mr. Copeland.

Yeas 4, Nays 0.

**162-17 Emergency Ordinance No. 21-143: Confirming and approving Change Order No. 10 to the contract between the City and Moody's of Dayton, Inc. for the Well/Pump Cleaning and Rehabilitation Project, to increase the contract in an amount not to exceed \$11,459.00, for a total amount not to exceed \$1,307,794.00; authorizing the City Manager to execute said Change Order No. 10; and declaring an emergency therein.**

On motion of Mr. Rue, seconded by Mrs. Chilton, the ordinance was passed.

Yeas, Mrs. Chilton, Mr. O'Neill, Mr. Rue, and Mr. Copeland.

Yeas 4, Nays 0.

**128-21 Emergency Ordinance No. 21-144: Authorizing the City Manager to apply for a grant through the Ohio Department of Transportation ("ODOT"), Aviation Division in an amount up to \$1,259,700.00 for removal of existing Taxiway C and the construction of a new perpendicular taxiway to meet current FAA design standards at the Springfield-Beckley Municipal Airport; authorizing an expenditure of up to \$66,300.00 to be used as local matching funds; authorizing the City Manager, Law Director, Airport Manager and the Director of Finance to do all things necessary for the submission of the application and to comply with all relevant local, state and federal legal requirements; and declaring an emergency therein.**

On motion of Mr. Rue, seconded by Mr. O'Neill, the ordinance was passed.

Yeas, Mrs. Chilton, Mr. O'Neill, Mr. Rue, and Mr. Copeland.

Yeas 4, Nays 0.

**129-21      Emergency Ordinance No. 21-145: Authorizing the City Manager to apply for a grant through the Ohio Department of Transportation ("ODOT"), Aviation Division in an amount up to \$277,685.00 for the replacement of precision approach path indicator lights on Runway 06/24 at the Springfield-Beckley Municipal Airport; authorizing an expenditure of up to \$73,815.00 to be used as local matching funds; authorizing the City Manager, Law Director, Airport Manager and the Director of Finance to do all things necessary for the submission of the application and to comply with all relevant local, state and federal legal requirements; and declaring an emergency therein.**

On motion of Mr. Rue, seconded by Mr. O'Neill, the ordinance was passed.

Yeas, Mrs. Chilton, Mr. O'Neill, Mr. Rue, and Mr. Copeland.

Yeas 4, Nays 0.

**266-14      Emergency Ordinance No. 21-146: Confirming and approving Change Order No. 3 to the contract between the City and J & J Schlaegel, Inc. for the CLA Belmont Avenue Reconstruction Phase 2 Project, PID No. 94814, Rebid, to decrease the contract in an amount not to exceed \$87,067.92, for a total amount not to exceed \$2,571,382.26, and to extend the contract completion date to October 30, 2020; and authorizing the City Manager to execute said Change Order No. 3; and declaring an emergency therein.**

Mrs. Chilton asked if the Belmont Avenue reconstruction project was finalized. Mr. Heck noted the project was corrected by the contractor at no additional cost to the city.

On motion of Mr. Rue, seconded by Mrs. Chilton, the ordinance was passed.

Yeas, Mrs. Chilton, Mr. O'Neill, Mr. Rue, and Mr. Copeland.

Yeas 4, Nays 0.

**130-21      Emergency Ordinance No. 21-147: Authorizing the City Manager to enter into a Development Incentive Agreement (Single Family Residential Development) with Alexander Roberts to provide for water services to real property outside the City limits; and declaring an emergency therein.**

On motion of Mr. Rue, seconded by Mr. O'Neill, the ordinance was passed.

Yeas, Mrs. Chilton, Mr. O'Neill, Mr. Rue, and Mr. Copeland.

Yeas 4, Nays 0.

**131-21      Emergency Ordinance No. 21-148: Authorizing the City Manager to enter into a Development Incentive Agreement (Single Family Residential Development) with Jack A. & Arlene S. Brannon to provide for sewer services to real property outside the City limits; and declaring an emergency therein.**

Mrs. Chilton asked Service Director Moore to explain how other citizens could connect to city utilities with a Development Incentive Agreement. Mr. Moore stated property owners outside of the city limits who are near or adjacent to an existing utility line can contact the Service Department at 937-525-5800 to discuss a possible connection.

On motion of Mr. Rue, seconded by Mr. O'Neill, the ordinance was passed.

Yeas, Mrs. Chilton, Mr. O'Neill, Mr. Rue, and Mr. Copeland.

Yeas 4, Nays 0.

**132-21      Emergency Ordinance No. 21-149: Authorizing the City Manager to enter into a contract with C & N Contractors, Inc. for the Police Locker Room Upgrade Project for an amount not to exceed \$133,000.00; and declaring an emergency therein.**

On motion of Mr. Rue, seconded by Mr. O'Neill, the ordinance was passed.

Yeas, Mrs. Chilton, Mr. O'Neill, Mr. Rue, and Mr. Copeland.

Yeas 4, Nays 0.

### **ITEMS ADDED TO THE AGENDA: EMERGENCY ORDINANCES**

The following emergency legislation was presented for the first time:

**133-21      Emergency Ordinance No. 21-150: Consenting to the appointment of Dan Badger, Fred Eisert, and Adam Parrillo to the Airport Advisory Board; and declaring an emergency therein.**

On motion of Mr. Rue, seconded by Mr. O'Neill, the ordinance was passed.

Yeas, Mrs. Chilton, Mr. O'Neill, Mr. Rue, and Mr. Copeland.

Yeas 4, Nays 0.

**134-21      Emergency Ordinance No. 21-151: Authorizing the City Manager to enter into a Redevelopment Agreement with Groceryland Properties, LLC for the redevelopment of the former Kroger grocery store, previously located at 1822 S. Limestone St.; and declaring an emergency therein.**

Mrs. Chilton thanked the owners of Groceryland Properties for their proposed grocery store. Mrs. Chilton also thanked the Kroger Company for donating the property to the city for redevelopment, and city staff for their efforts in locating a new grocer for the community.

Mr. O'Neill also thanked the grocery owners for taking the initiative to start a new business at that location and help kick off the redevelopment efforts in the area.

Mr. Rue also shared his thanks for those involved in the project.

Mr. Copeland welcomed the business owners to Springfield.

Mr. Sunny Dinghra, 2760 Kilkenny Court, thanked staff for their efforts in the project as well as Clark County officials and the Land Bank.

Dr. Vipul Patel, Beavercreek, spoke as one of the Groceryland owners and noted that he has worked in Springfield for 18 years. He thanked everyone involved in bringing the new grocery business to Springfield.

On motion of Mr. Rue, seconded by Mrs. Chilton, the ordinance was passed.

Yeas, Mrs. Chilton, Mr. O'Neill, Mr. Rue, and Mr. Copeland.

Yeas 4, Nays 0.

### **COMMENTS FROM COMMISSIONERS**

**2-21** Mr. Rue presented a proclamation proclaiming May 10 through May 16, 2021, at Salvation Army Week in Springfield. Accepting the proclamation and speaking on various programs of the Salvation Army was Melanie Tolles, Advisory Board member.

**2-21** Mrs. Chilton followed up on a previous announcement that an Elvis show would not be held at the Summer Arts Festival, but there will be one at the Clark County Fair on July 26, 2021, at 8 p.m.

Mrs. Chilton noted the Memorial Day Parade would take place this year with all COVID-19 protocols. Interested parties should contact organizer John Stewart.

**89-20** Mr. O'Neill requested an update of the city's financial status. Finance Director Beckdahl thanked the citizens for successfully renewing the income tax levy and noted that all major funds have good balances.

Mr. Rue and Mr. Heck both noted the income tax levy renewal enables the City Commission and staff to move forward with continued efforts and improvements for the city.

### **COMMENTS FROM THE AUDIENCE**

**2-21** Ms. Beth Hutchinson, 363 East High Street, spoke on the COVID-19 pandemic and urged citizens to request elimination of the statewide mask requirements.

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There being no further business, on motion of Mr. Rue, seconded by Mrs. Chilton, the meeting adjourned into Executive Session on Personnel.

Yeas, Mrs. Chilton, Mr. O'Neill, Mr. Rue, and Mr. Copeland.

Yeas 4, Nays 0.

On a motion of Mr. Rue, seconded by Mr. O'Neill, the Executive Session adjourned.

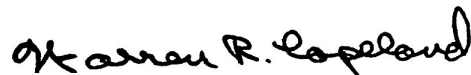
Yeas, Mrs. Chilton, Mr. O'Neill, Mr. Rue, and Mr. Copeland.

Yeas 4, Nays 0.

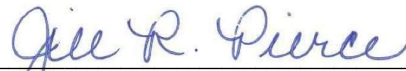
On a motion of Mr. Rue, seconded by Mr. O'Neill, the legislative meeting adjourned at 8:22 p.m.

Yeas, Mrs. Chilton, Mr. O'Neill, Mr. Rue, and Mr. Copeland.

Yeas 4, Nays 0.



PRESIDENT OF THE CITY COMMISSION



CLERK OF THE CITY COMMISSION